

METHODOLOGY

Architecture and Engineering

HLW and JB&B conducted walk-throughs of the various buildings on July 3, 8, 10, 12, 22 and 24, 2002 in order to make visual observations of the major elements of the interiors, architectural, structural and MEP systems. These walk-throughs were made in conjunction with building operating personnel (when available) and facilities personnel. Design and/or "as-built" drawings (where available) were referenced to obtain systems information, plan & elevation configurations, design capacities and area calculations. These reports are not intended to supplant bona fide Due Diligence for any of the buildings observed. The purpose of these reports is to:

- (a) provide a brief and concise description of the systems, the design configuration, the design capacities and their physical condition to the extent afforded by visual observations;
- (b) to evaluate the existing systems as they relate to the current building use; and (c) to provide commentary on how the existing systems would serve the building for other possible occupancies for the 5 major campuses.
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Environmental

Ambient Group, Inc. has conducted an initial, cursory Environmental Assessment (EA) for various properties on July 8, 10, 2002. The purpose of this EA was to provide information to Nassau County to facilitate

their assessment of real estate usage. The EA was based on a visual inspection of the property and a review of available records provided by the Department of Public Works, Water Resources Unit and Department of Buildings for the County of Nassau. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports. This report will outline potential areas of concern (AOC) - as defined by ASTM E-1527/1528 that may materially affect the following:

- 1) on-going environmental conditions at the property;
- 2) business environmental risk issues.

Parking and Zoning

Greenman-Pedersen, Inc. investigated and evaluated the zoning and parking requirements for the Courts and Government Operation Centers of Nassau County. The analysis identified the land use regulations of the Village of Garden City. In addition to the land use regulations; issues such as building set backs and height limitation regulations were evaluated as they pertained to the "As of Right" development options.

The paramount zoning issue is the parking analysis. Parking is a necessity that requires land-consuming amount of space. Early in the schematic planning stage parking structures were considered as an option to fore fill the prescribed parking requirements. However, the initial construction costs for parking structures were not justified within the development options. Therefore, the parking evaluation effort

focused on maximizing layouts for on-grade parking. The next stages of planning may justify the need for structured parking.

The parking configurations depicted in section four of this report correlated with development options. The impacts to the existing roadway circulation system was taken into account for the destinations of workers and visitors. The final configuration will have to specifically account for traffic volumes, mixes, and pattern changes incurred with a final plan.

Preliminary planning and urban design considerations are included in the report as an indicator for the need to develop qualitative civic spaces and streetscapes. These considerations when viewed within a complete redevelopment package would fully depict a civic center that rewards its' workers and visitors with quality usable open space that represents a new revitalization of their Count Center.

